

LOT/LAND EXCLUSIVE RIGHT TO SELL LISTING AGREEMENT
(Designated Agency)

1 BROKER (listing company): BJ Brown
2 ADDRESS OF COMPANY: 643 WEST AVE CROSSVILLE, TN - 38555
3 OWNER / SELLER: Farm Credit Services
4 ADDRESS OF OWNER / SELLER: PO Box - 400 - 238 Goose Creek Rd Andria, TN
5 In consideration of Broker's Agreement to find a ready, willing, and able Buyer and other valuable consideration, the receipt
6 and sufficiency of which is hereby acknowledged, the undersigned Seller hereby grants Broker the Exclusive Right to Sell 37723
7 the hereinafter described Property in accordance with the following terms and conditions:
8 1. PROPERTY ADDRESS / LEGAL DESCRIPTION: Lot 51, Partstown Road Phase II
9 (Address) Wilkesville, Tenn. Jamesstown (City), Tennessee 38556 (Zip) as
10 recorded in Fentress County Register of Deeds Office,
11 deed book(s) 128 page(s), and/or 054 instrument no. and further described as:
12
13 with an estimated acreage of 8.80 ("Property").
14 A. Other items that remain with the Property at no additional cost to Buyer:
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17
18 B. Items that will NOT remain with the Property:
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22 2. THE LISTING PRICE. \$ 12,900 (_____) Dollars).
23 This price is based (select one):
24 ☐ for entire Property as a tract, and not by the acre; or
25 ☐ per acre with the sales price to be determined by the actual amount of acreage of the Property,
26 \$ _____ per acre based on a current or mutually acceptable survey; or
27 ☐ for entire Property as a tract but with the sales price to be adjusted upward or downward at \$ _____
28 per acre in the event the actual amount of acreage of the Property based on a current or mutually acceptable
29 survey should vary more or less than _____ acre(s) from the _____ estimated acreage.
30 3. TERM. Listing Date: _____ Expiration Date: 12/4/13
31 If a contract to purchase, exchange or lease is signed before this Agreement expires, the term hereof shall continue until
32 final disposition of Purchase and Sale Agreement, exchange agreement, or lease agreement.
33 Carry-Over Clause: Should Seller contract to sell or exchange, or contract to lease the Property within _____ days
34 after the expiration of this Exclusive Right to Sell Listing Agreement ("Agreement") to any Buyer/Tenant (or anyone
35 acting on Buyer's/Tenant's behalf) who has been introduced to the Property, directly or indirectly, during the term
36 hereof, as extended, the Seller agrees to pay the compensation as set forth below. This includes but is not limited to any
37 introduction or exposure to Property by advertisements or postings appearing in any medium which originated as a result
38 of listing the Property with Broker. This carry-over clause shall not apply if the Property is listed with another licensed
39 real estate broker at the time of such contract.
40 4. TERMS of sale acceptable to Seller (such as FHA, VA, Conventional, etc.): _____
41 5. POSSESSION OF PROPERTY to be delivered: At Closing



360 19. SPECIAL STIPULATIONS. The following Special Stipulations, if conflicting with any preceding paragraph, shall
361 control:
362 Property is being sold "AS IS Where is"
363 With no warranties or guarantees
364 Implied By Agent Company or
365 Seller
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367
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370
371

372 NOTE: Any provisions of this Agreement which are preceded by a "D" must be marked if a part of this Agreement.

373 The party(ies) below have signed and acknowledge receipt of a copy.

374 B. J. Brown
375 BY: Broker or Licensee Authorized by Broker

Clyde-Leite Brown Realty
BROKER/FIRM

376 _____ at _____ o'clock ☐ am/ ☐ pm

377 Date

Address

378 B. J. Brown

Phone: _____

Fax: _____

379 Print/Type Name

Email: _____

380 The party(ies) below have signed and acknowledge receipt of a copy.

381 Shane Pate
382 SELLER/OWNER

SELLER/OWNER

383 Print/Type Name

Print/Type Name

385 6-7-13 at 7:15 o'clock ☒ am/ ☐ pm

386 Date

Date

387 Address

Address

389 Phone: _____ (H) _____ (Cell)

Phone: _____ (H) _____ (Cell)

390 (W) Email: _____

(W) Email: _____

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